

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

208A/399 Burwood Highway, Burwood, VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$470,000

### Median sale price

Median price

843,500

Property Type

Unit

Suburb

BURWOOD

Period - From

26/05/2024

to

25/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	307A/399 Burwood Hwy BURWOOD 3125 VIC	\$475,000	17/09/2024
2	109A/399 Burwood Hwy BURWOOD 3125 VIC	\$495,000	22/07/2024
3	211/260 Burwood Hwy BURWOOD 3125 VIC	\$490,000	20/05/2024

This Statement of Information was prepared on:

26/11/2024